

Description	County Planning Board May 12, 2009		
Date	05/12/2009	Location	County Planning Board
Time	Speaker	Note	
6:04:32 PM	President Kerry White	Call to Order. Members present: Kerry White, Marianne Jackson Amsden, C.B. Dormire, Don Seifert, Mike McKenna, Julien Morice, Susan Kozub, Pat Davis and Gail Richardson (portion). Members absent: Byron Anderson. Staff present: County Administrator/Interim Planning Director Earl Mathers, Planners Sean O'Callaghan and Tom Rogers and Recording Secretary Glenda Howze.	
6:04:40 PM	President Kerry White	Public Comment.	
6:04:59 PM		There was no public comment on matters not on the agenda.	
6:05:01 PM	President Kerry White	Approval of April 28, 2009 Minutes.	
6:05:20 PM		The minutes stand approved as presented.	
6:05:27 PM	President Kerry White	Planning Department Update.	
6:05:36 PM	Planner Sean O'Callaghan	Update on behalf of Ada Montague: The Parks and Trails Plan Update and Gallatin County Interconnect: They are starting to organize themselves with grant money they were awarded by PBS. They are planning for a publicity event in July called the Interconnect Challenge and hope to incorporate as many user groups as possible. Any suggestions for participants in this challenge should be forwarded to Ada. Growth Policy Update: The Commissioners passed the the resolution of intent to update the Growth Policy [today] and now the Planning Board Growth Policy Update subcommittee can reconvene and start their work on suggested revisions to the Growth Policy. The County also began advertising for a Planning Director position this week.	
6:07:08 PM	County Administrator/Interim Planning Director	We are making incremental progress with the RFP for waste water project and also experiencing a degree of confusion over TSEP applications. Larry is corresponding	

	Earl Mathers	with Dave Aune on this area and hopefully we'll have greater clarity on this in the near future.
6:08:10 PM	President Kerry White	Asked what staff person will be assigned to the Growth Policy Update Committee. [Sean]. Asked that Sean coordinate the meeting dates and times with Pat. Also inquired about the grant that was received for the Gallatin County Interconnect and where the funds will be held.
6:09:06 PM	Marianne Jackson Amsden	The money will go directly to Montana PBS and they will disperse the funds to the group as appropriate.
6:09:28 PM	President Kerry White	Regular Agenda
6:09:30 PM		a. Public Hearing and Decision on a Recommendation to the Gallatin County Commission on a Request for Preliminary Plat Approval for the Amended Plat of Lot 41A Hyalite Foothills Subdivision No.1.
6:09:47 PM	Planner Tom Rogers	Presentation including entering of staff report and applicant submittal into the record.
6:15:01 PM		Questions and discussion between Board members and staff, including suggested corrections to the staff report.
6:21:34 PM	Chris Budeski, Madison Engineering	Applicant presentation.
6:22:14 PM	Don Seifert	Requested Mr. Budeski comment on the public comment submitted by Gay Hamilton.
6:22:19 PM	Chris Budeski, Madison Engineering	Explained that the issue raised by Mr. Hamilton is addressed in the board packet with a letter from the Homeowners' Association President stating that this split is not in violation of the covenants.
6:24:54 PM		Questions and discussion regarding the irrigation ditch and setbacks.
6:26:09 PM	Marianne Jackson Amsden	Asked the purpose of the subdivision?
6:27:19 PM	Chris Budeski, Madison Engineering	To sell the lot.
6:27:34 PM	Wayne Peterson, Applicant	Explained that he has no plans to sell the lot at this time but for future planning and family considerations, they want to subdivide the lot so that they can sell or allow family to build an additional home in the future.
6:28:05 PM	President Kerry White	Inquired about the building envelope and putting a home right up to the utility easement line. Expressed concern

		about the potential impacts of this if someone were digging a foundation on the line.
6:30:03 PM	Chris Budeski, Madison Engineering	Agreed to reduce the envelope by two feet, pulling back this distance from the easement line.
6:30:34 PM		No public comment.
6:30:50 PM		Board discussion.
6:31:23 PM	Don Seifert	I move that we approve the preliminary plat for the Peterson Subsequent Minor Subdivision with the staff suggested conditions, adopting staff findings.
6:31:57 PM	Marianne Jackson Amsden	Second.
6:32:07 PM	Don Seifert	Finding that this hearing was adequately addressed by the staff report and the applicant; that it sufficiently mitigates potential effects on the natural environment and provides adequate public health, safety, and welfare for residents; the application substantially complies with the goals and policies of the Gallatin County/Bozeman Area Plan and Future Land Use Map; that it meets the requirements of Section 76-3-608 of MCA and the Montana Subdivision and Platting Act; and it also complies with the provisions of the Gallatin County Subdivision Regulations.
6:33:09 PM	Marianne Jackson Amsden	I'd like to make a finding in relation to public comment, and just enter into the record the letter we received at the meeting and that the issues brought forward by Gay Hamilton have already been addressed in the applicant submittal.
6:33:54 PM	President Kerry White	I would like to make a statement that the applicant's representative has agreed to revise the building envelope to give two more feet of set back between the current existing utility easement on the property and the building envelope. I think most of the lots up there, they are smaller lots, so this fits in with the neighborhood. They've mitigated the impacts adequately, the drain field is located well above the steep slope and there are no irrigation problems. I'm going to vote in favor of this subsequent minor.
6:35:05 PM		Vote: Unanimous.
6:36:23 PM		b. Decision on a Resolution Regarding a Recommendation to the County Commission on the Planning Board's Fiscal Year 2010 Budget Request.
6:36:41 PM	President Kerry White	Explanation and notation that the budget request needs to be a resolution signed by [the President] by the 22nd [of

		May] to go to the Commission.
6:37:32 PM	Mike McKenna	Presentation and explanation of budget proposal by the subcommittee. Also stated that the committee plans to put together a binder that will include a (budget) history for reference in the future.
6:44:15 PM		Discussion and questions between the Board and staff regarding various line items and use of those funds, the 820 transfer to the Planning Department, transfer/payment to the Local Water Quality District for the assessment that they are doing for the Planning Board, and the carry-over from one year to the next.
6:58:01 PM	Marianne Jackson Amsden	Suggested that she would like to see some additional advertising budget for the work of the Interconnect committee on their plan that they hope to have adopted by the end of the year.
6:59:28 PM	Mike McKenna	This next year we are going to have at least as much interest in neighborhood planning as we had last year. If the amount that we have allocated is not enough then we need to make an adjustment to it.
7:00:08 PM	President Kerry White	Noted that the Board has the discretion to move funds within the 300 category during the year. We can't move funds between categories, but we can within each given category.
7:00:37 PM	Pat Davis	Asked if there would be some money in the parks and trails [Board of Park Commission] budget for this?
7:00:53 PM	Marianne Jackson Amsden	There is some. [Mike Harris] probably hasn't thought to reserve some for rolling out the plan for public comment, but there should be some if we need it. Also stated that pursuant to the conversations at the retreat regarding funding Planning Department time for the Board, should the Board ask for more specifics regarding the number of hours that this transfer of funds "buys" for the Board.
7:02:09 PM	Mike McKenna	Answered that this would be very difficult to track. The work of the planners is very intermingled between what is done for the Planning Board and what is done for the County Commission. It would be nice to be able to track this objectively, but it would be very difficult to do. The proposed reduction in the transfer of funds from the Board to the Department is significant.
7:04:14 PM	C.B. Dormire	Noted that the subcommittee did a very good job on the preparation of the proposed budget.

7:04:56 PM	Mike McKenna	I'd like to make a motion for resolution of the Gallatin County Planning Board, recommending a proposed budget to the Gallatin County Board of County Commissioners for Planning Board expenditures for FY 2010, Resolution number 2009-04 and the motion is for the budget as recommended to the Planning Board in the amount of \$185,040.00.
7:05:39 PM	C.B. Dormire	Second.
7:05:49 PM	President Kerry White	Requested feedback from the board regarding the 350 and 390 line items and the activities that the Board is asking the Commission for money for - one being the waste water study, one being neighborhood planning, one is for Growth Policy review, and the last being the Gallatin County Interconnect. We've lumped in the \$35,000 into 350 for waste water and the other \$26,500 has lumped the other three projects together under purchased or contracted services. Would it be the pleasure of the board to have those three items separated out or mentioned individually in the resolution so they know what we want to use those monies for?
7:08:01 PM	Marianne Jackson Amsden	Suggested that it would at least be worthwhile to list on the budget under item 390, indented, just those three titles, but not necessarily split the money up between them.
7:08:24 PM	Susan Kozub	Asked if this would limit [the Board] if we decided later in the year that we want to use it for something else?
7:08:35 PM	President Kerry White	No. If we have any purchased, contracted or professional services, those are the two line items the money could be allocated from. If we wish to allocate any money from our budget to pay for anything, we would recommend to the County Commission that they actually pay that money out of our budget. We don't have the ability as a Planning Board to spend any of our money without the Commission saying that we can do so. If we get requests during the year for other expenditures, we can decide to allocate money for those projects out of those line items. It does show the Commission that these are the things we are looking at on our horizon for planning.
7:10:19 PM	Mike McKenna	Encouraged the Board members that if there is a different allocation based on the retreat conversations to express that now.
7:11:00 PM	Marianne Jackson Amsden	Recalled that at the retreat two of the things that was discussed were the Growth Policy Implementation

		Program and the Fire Mitigation Regulations that Commissioner White requested the board review.
7:11:53 PM	Don Seifert	It might be wise to add under 390 "To include neighborhood planning, Growth Policy, Gallatin County Interconnect." without specific things to give the Commissioners a heads up about the types of things we are intending to use that money for. This might be included in the spreadsheet or just in a verbal conversation with the Commissioners.
7:12:53 PM		Gail Richardson arrived.
7:12:56 PM	Marianne Jackson Amsden	Commissioner White also stated that he'd like us to get involved with the Donut Zoning Regulation review, which I personally think would be a great project.
7:13:19 PM	President Kerry White	The Donut Regs are part of the Subdivision Regulation. We are working on the Transportation Regulations at this time and we're getting pretty close to completing those and when those are finished we will move into other subdivision regulations [for review]. We may set up another committee for that review. The budget committee will be disbanded after the next meeting. I think the budget committee did a great job. The County is in financial straights and it is a tough deal. We have been very fiscally responsible to the public and their money. We've decreased our request by about 10% and still we should be able to get done what we need to get done.
7:14:56 PM	Don Seifert	I agree that the budget committee has done a great job. This is laid out well, the requests are not unreasonable and it is well accounted where everything will go.
7:17:23 PM		Vote: Unanimous.
7:21:44 PM		Other.
7:21:50 PM		a. Planning Board Growth Policy Implementation Committee: Approval of minutes from March 24, 2009 meeting.
7:22:08 PM	Gail Richardson	Presentation.
7:22:30 PM		The minutes stand approved as presented.
7:22:45 PM	Mike McKenna	Questioned the letter that was distributed to each member at the beginning of the meeting regarding the Gallatin Gateway Water and Sewer District.
7:22:53 PM	President Kerry White	Explained that a discussion regarding this letter and the request at the previous Planning Board meeting will be put

		on the agenda for the upcoming meeting.
7:25:49 PM	Don Seifert	Thanked Pat for hosting the retreat.
7:26:05 PM		Meeting adjourned.

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